

APPROVED  
HDC MEETING  
AUGUST 4, 2016 AT 7 PM

Board Members Present: Rodney Rowland, Chair, Tom Maher, Kate Murray, Elaine Nollet, and Peter Reed.

Not Present: Irene Bush, Judy Groppa, Jeff Hughes,

Chair Rowland called the meeting of the New Castle HDC to order at 7:01 pm and noted that all board members present would be voting. Chair Rowland also advised that anyone who wants to speak must sign in.

1. Continuance of Public Hearing for John McCormack, 41 Piscataqua Street, Map 18, Lot 43.  
Applicant, John McCormack.

Chair Rowland advised that the application was publicized, all fees had been paid and all abutters notified and that the applicant, John McCormack would walk the board through the changes. The Chair also submitted a letter from Thomas and Martha Bates in favor of McCormack's changes.

McCormack presented the drawings which show the changes without shutters. He advised that the building is narrower than he thought and therefore he would have to make the shutters narrower and he would rather eliminate them. The north side windows are the same and McCormack proposes to shingle the end of the building but would like to change the sides to clapboard. He started taking the existing siding off and found that there is no underlayment, it is old and dried, which is why he is proposing clapboards on the side.

On the west side he was at first proposing four 6 pane windows, but he ran into trouble with space on that side also. He would like to reduce the size of the windows by 1/3, still keeping four 6 light windows on this side.

On the back he shingled the large gable end facing the street. Clapboards will go on the east and west sides.

McCormack presented a drawing for the east side because he would like to change from a railing to a 1/2 wall with shingles to offer more protection to the porch. Re-roofing of the building was approved for asphalt, which is the same material.

Peter Reed asked about the steps and the eave projecting out and the relevance to the property line. McCormack said there's enough room for stairs to remain within the setback.

Kate Murray had a concern about the 1/2 wall replacing the railing because there's railing on the same side at the back door. Nollet thought the 1/2 wall went with the building architecturally. Rowland stated that he likes it as it makes the house more of a cottage style.

Chair Rowland asked if there was anyone from the public to speak for or against? No one was present and the public hearing was closed at 7:08 pm

Murray moved to approve the McCormack application as amended on August 4, 2016; Nollet seconded. All in favor. Approved.

2. Public Hearing for Joe and Jenn Almeida, 160 Main Street, Map 17, Lot 52

Chair Rowland advised that the application was advertised, all abutters were notified and all fees paid. Rowland stated that he has known Joe & Jennifer for quite awhile and will be happy not to vote if anyone is concerned, however he led the meeting as there was no vice chair present.

Joe Almeida said they would have preferred to attend a work session first because there is a significant amount of work but they closed on the property the day after the date allowed for submission and decided to go forward with the application. The rear elevation of the house may not be in the HDC purview as it is not seen from the street. The property is under severe distress; the original house is a 1680 cape with additions that have been added on and there is an unbelievable amount of decay.

Chair Rowland walked the site with Joe and said there is no visibility of the back side of the house from the street. Almeida stated that he wants to treat the original cape with a high level of care and restoration. He will restore all the windows, will not be installing new ones. They would like custom made wood storm windows but will have to come back before the HDC for those at another time.

Almeida walked the board through the drawings saying that although floor plans are not required he included them so the board could see how it works with the outside. Sheet 5 shows the existing and proposed Cranfield Street elevation. Apparently this was a barn at one time and was converted to a second dwelling; the conversion was of limited success. This part of the structure changed from a barn to dwelling in the late 1980's. The tower is awful, but within, it is amazing as there is seating; they do not want to take the tower off but want to remove that giant sheet of glass and replace it with a single window to match the ones on the side and possibly put shutters on the window.

On the first floor, the location of the door would remain but they would introduce traditional trim around it. The bay window would be changed to a box bay, which would extend the same distance as the existing bay but it would be square. They are introducing two windows on the 2<sup>nd</sup> floor and separating them by 3'. There are only two windows in the entire building that match, every single window in the house is different. They would like the house to look more like a New Englander. The barn looks like new construction but it is very solid. The Almeidas have painted this part of the house.

Rowland stated he remembered the house from the 70's and none of this was here; this part of the house is post 80's.

Joe Almeida said that sheet 9 is an enlarged elevation and that the little one story connector has severe decay. Their intent is to leave it the exact size but they do have to take the clapboards off, as well as the sheathing and he is sure the studs are rotted. This connector will become more like the new addition rather than the older part of the house. He would like to shingle this part rather than clapboard to break it up. They will install a pair of double doors looking straight through to beautiful gardens. They will restore the two windows on either side of the double doors. The Almeidas are withdrawing their request for new double mulled windows on the far right (shown on sheet 9); they have decided to restore the windows rather than install new windows.

Murray asked about the window on the upper right second floor. It is a vinyl window that was stuck in there and they will change that out. Almeida stated they have plans for the back roof and their changes will require BOA approval because they want to put a shed dormer so they have more head room and can walk to the wall. It won't increase the floor space, but they will have to come back before the board on this.

Chair Rowland asked if there were any roofing changes? Almeida stated there were not at this time. Eventually they will replace the roof but at this time they will be patching the roof until they can afford a shake roof.

Almeida said that sheet 10 is the relocation, centering and widening of the garage door. Currently there is only an 8 foot door which requires careful and slow entry into the garage. They have a VW van and it barely fits through. The face of the door will be weathered pine boards, custom made. They have chosen not to put a window in, but they do have an idea to have a small leaded window. Rowland asked if the pine boards in the door would have a seam and Joe said the seam would not be seen from 10' away.

The front door will also be weathered pine boards. The side of the garage is something you can see from road. Sheet 7 shows the existing side elevation above and the proposed below. They want to change the pitch of the garage, when it was built in 1971, they were trying to have a salt box roof. Almeida would like to raise the back roof up so they can enter the house from the side, so this means raising the roof on the back side to 11 feet. It is the only opportunity to have a ceiling higher than 6'9" in the entire house. They would be open to something slightly lower if the commission prefers.

Chair Rowland said they mentioned that they wanted to do something with the balcony. For the balcony off the master bedroom they are proposing a solid panel so neighbors don't see them as much when they are sitting on the balcony. The height of the railing won't change, but it will be solid with a lattice detail. Sheet 13 shows the balcony off the tower and the one off the master bedroom on the 2<sup>nd</sup> floor. Almeida said he could replace the railing with what is there or if the board is amenable, he would like to put a solid panel. You cannot see it straight on but as you are coming around the corner from Cranfield, you will see it.

Rowland stated he is comfortable adding it to the application if Almeida would submit a photo so it can be documented with the file.

Murray referred to the front door on sheet 10 and asked if the front door is usable and asked about the steps. Almeida said the step is presently not a granite block, it's a big rock in a triangular shape and that they actually have an old granite block back at the house in Portsmouth that they would be happy to bring over. It was proposed to have a granite step as opposed to wood stairs. The measurement of the granite block is 8" high, 14" deep and 3' wide

There are no changes to the main chimney as it has been rebuilt very well and the tax card says they are not allowed to use the fire boxes. Almeida plans to have a conversation with the fire department about the fire boxes because he would like to use them.

The Board agreed there are a lot of proposed improvements but Board members have all been by the property and agree it needs them.

Joe Almeida stated that this is the fourth time they have done a restoration and this is going to be the last time. They we want to do it right as they plan on being in this house for a very long time.

Tom Maher said that the color schemes they have are good. Almeida stated that they are going with antique white after all the samples they have been through.

Rowland asked about the last sheet which has custom skylight designs. Almeida said they are going on the back side that is not seen from the street. He also said that sheet 13 on the bottom right, they plan on taking the second chimney down. This is also where they are putting the skylight on the flat roof.

Nollet asked if the porches are safe and yes they are very safe. Almeida said he may introduce large decorative brackets beneath and that the balconies are quite large, coming more than 5 feet out.

Murray asked if the board could approve the application and then ask for an update in case things come up? Joe Almeida said he is sure he will be back before the board. He asked if shutters and storm windows are in purview of the HDC and was told yes, they are. He also said that now that he knows that the back side is not in the HDC's purview, they are desperate to tear out the rot. Chair Rowland said he should tell the Building Inspector that Rowland viewed the property. Almeida indicated they want to incorporate some changes on the back and will have a hard time preventing them from being seen from the street so they will be back before the HDC for that.

On sheet 7, on the right, there are currently crank out windows beside the double windows and they would like to put three glass doors to replace all three windows. The long term plan is to have a stone patio out there. There was discussion about the color the house would be painted. After trying a program online where you can try different colors on the house and trying darker colors for the house, they found that dark colors didn't work with the roof and finally settled on painting it antique white. The windows will be a slightly lighter color white. We played with the idea of early, dark colors but we couldn't agree on a color.

Chair Rowland closed the public hearing at 7:40 pm.

Nollett stated that there was the granite step added and the chimney will be removed. Also that there will be solid panels on the decks. Chair Rowland stated there are no letters from abutters. Joe Almeida wanted to point out that the fence that has been falling down next door will have a new fence going up soon. The neighbor has come before the board in the past. Murray stated that it was a couple of years ago and asked if she should come back before the board as approvals are only good for one year. Apparently the fence belongs to the Almeidas but the neighbor was offering to replace it. The Almeidas were not planning on replacing it right away but the neighbor offered to pay ½ the cost to get it done immediately. Joe believes the design is exactly the same, posts and all. The fence is going in next week as the contractor has been putting her off and he is finally doing it. Chair Rowland will talk to the Building Inspector to check on it. The neighbor is Ann Patterson.

Peter Reed commented that on sheet 12 the windows are different, some being 4 over 6, others 4 over 5 and again 4 over 6. Rowland stated that this is the back of house and the board doesn't have to approve it.

Nollett moved to approve the application for the Almeida residence as presented with the additional granite step to the front of the house, removal of the small chimney, and solid panels to replace the railings on the roof deck off the tower and the master bedroom, as well as the change to sheet 9 deleting installation of new windows and instead restoring the existing windows, dated Aug. 4, 2016; Tom Maher seconded. All approved.

#### Review of the Minutes of July 7, 2016

The minutes were reviewed with minor edits. Murray motioned to approve the minutes as amended; Nollett seconded. All approved.

Chair Rowland said he spoke to Jeff Hughes about the position of Vice Chair and Hughes is concerned about going from an alternate to Vice Chair and also concerned that Rowland's opinion and his don't always jive. Rowland told him that he thinks it's good to have two opinions. Hughes is willing to accept the position.

Nollett moved to elect Jeff Hughes as Vice Chair; Reed seconded. All approved.

#### New Business:

Murray asked if Almeida would be asked to join the HDC. Rowland said he needs a year or two after coming from the Portsmouth HDC.

The board brought up the house on Main Street across from town hall that has recently sold. Maher said that people get excited to make their changes but both Pam in the Clerk's office and the Building Inspector told them to pull back on the exterior changes until they go before the HDC. Peter Reed said he thought that they had taken out all the windows. Maher noticed they were moving radiators out but said our purview doesn't go inside which is too bad as there is potentially a lot of history in there that is preservable. Reed asked if the total bill is more than \$10,000.00, don't they have to come before the HDC? Rowland answered not if the money is spent inside, only if it's spent on the exterior, in everyone's view.

There was a question about the house on the corner of Oliver St and Portsmouth Ave stating that the neighbor noted the front porch was removed and it was not part of their approval. Rowland stated the homeowners switched to Gray Builders because their contractor went bankrupt. They have replaced everything in kind so it's OK. They are getting close to being finished.

Rowland stated there are a lot of real estate transactions coming and building permits applied for so the board will have crazy months ahead.

Nollett asked about Lori Clark's house but was informed, if the house is historical but not in the historic district, it does not come under the HDC.

Murray motioned to adjourn; Nollett seconded. All approved. Adjourned at 8:04 p.m.

Respectfully submitted,  
Diane L. Cooley, Recording Secretary